

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9-11		ADAMS ST, ARLINGTON

OWNERSHIP

Owner 1:	WALTERS GREGORY			
Owner 2:	WETTACH HEIDI L			
Owner 3:				
Street 1:	9 ADAMS ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	BARINELLI JOSEPH/TRUSTEE -		
Owner 2:	ADAMS STREET TRUST -		
Street 1:	9 ADAMS STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Wood Shingle Exterior and 2743 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON		Total:	443.999	Spl Credit		Total:	444.000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

Total Card /

Total Parcel

1.052.900

USE VALUE:

1,052,900

1,052,900

ASSESSED:

1,052,900

1,052,900

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4500.000	604,000	4,900	444,000	1,052,900		21871
							GIS Ref
							GIS Ref
Total Card	0.103	604,000	4,900	444,000	1,052,900	Entered Lot Size	GIS Ref
Total Parcel	0.103	604,000	4,900	444,000	1,052,900	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		383.85	/Parcel: 383.85	Land Unit Type:	12/27/18

PREVIOUS ASSESSMENT

Year	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	104	FV	604,000	4900	4,500.	444,000	1,052,900		Year end	12/23/2021	PRINT	
2021	104	FV	577,700	4900	4,500.	444,000	1,026,600		Year End Roll	12/10/2020		Date
2020	104	FV	577,900	4900	4,500.	444,000	1,026,800	1,026,800	Year End Roll	12/18/2019		12/29/21 21:46:00
2019	104	FV	432,000	4900	4,500.	471,800	908,700	908,700	Year End Roll	1/3/2019	LAST REV	
2018	104	FV	432,000	4900	4,500.	344,100	781,000	781,000	Year End Roll	12/20/2017		Date
2017	104	FV	406,500	4900	4,500.	299,700	711,100	711,100	Year End Roll	1/3/2017		
2016	104	FV	406,500	4900	4,500.	255,300	666,700	666,700	Year End	1/4/2016		09/30/20 10:57:20
2015	104	FV	364,500	4900	4,500.	249,800	619,200	619,200	Year End Roll	12/11/2014		

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2019	Mail Update	MM	Mary M
10/25/2019	SQ Returned	MM	Mary M
10/7/2016	MEAS&NOTICE	HS	Hanne S
4/22/2009	Measured	372	PATRIOT
2/19/2000	Mailer Sent		
2/17/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Sign:

VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	13	- Multi-Garden
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	2	Total: 2
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	WHITE	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1921	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1921	21.58	T	40	104			4,900			4,900

More: N Total Yard Items: 4,900 Total Special Features: Total: 4,900

BATH FEATURES

Full Bath:	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

DEPRECIATION

Phys Cond:	GD	- Good	18.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			18.6%

CALC SUMMARY

Basic \$ / SQ:	180.00
Size Adj.:	1.07962358
Const Adj.:	0.98990101
Adj \$ / SQ:	192.370
Other Features:	143000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	741990
Depreciation:	138010
Depreciated Total:	603980

COMMENTS

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 13		BRs: 6		Baths: 2		HB 1						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

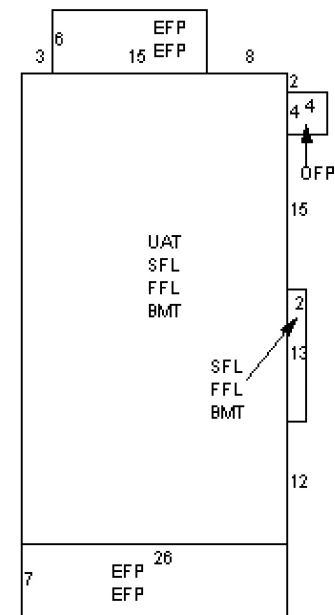
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	192.37	
Special Features:	0	Val/Su Net:	133.48	
Final Total:	604000	Val/Su SzAd	247.14	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	1,222	57.710	70,523	
FFL	First Floor	1,222	192.370	235,076	
SFL	Second Floor	1,222	192.370	235,076	
EFP	Enclos Porch	544	31.900	17,356	
UAT	Upper Attic	299	134.660	40,263	
OPF	Open Porch	16	43.560	697	
Net Sketched Area:		4,525	Total:	598,991	
Size Ad	2444	Gross Area	5422	FinArea	2743

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc.

